

SUMMARY

FILE NO. 2278

Thomas Guide Map No. 536

Date Received: 06/02/08

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ENTITY City of Redmond

Date Filed:

ACTION Petition for Land Annexation

Expiration 45 Days: 07/15/08

TITLE Rose Hill Heights South Annexation

Board Meeting: 07/10/08

Location The Rose Hill Heights South Annexation site is located on the western side of the City of Redmond. The site is surrounded by the City of Redmond on its eastern boundary (133rd Avenue NE - if extended; 134th Avenue NE), northern boundary (generally follows NE 28th Place - if extended), and southern boundary (NE 20th Street). The site is bounded on the west by 132nd Avenue NE. The City of Kirkland lies west of 132nd Avenue NE.

20.5 acres (53 parcels)

Land Area

Land Use: Single-family homes; vacant properties

Population Approximately 100 people

Assessed Valuation \$19,463,000

County Comprehensive Plan Designation Urban Residential Use - Medium Density (4 - 12 dwelling units per acre)

County Zoning R-4 (single-family; four units per acre)

City Comprehensive Plan Proposed: Single-Family Urban (4 - 8 dwelling units per acre)

City Zoning Proposed: RP-6 (6 units per acre); RP-4 (4 units per acre)

District Comprehensive Plan Not applicable

District Franchise Not applicable

Urban Growth Area (UGA) The Rose Hill Heights South Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan.

SEPA Declaration The Rose Hill Heights South Area was addressed in an Environmental Impact Statement prepared for the City of Redmond Comprehensive Plan. The proposed Rose Hill Heights South Annexation is exempt from SEPA pursuant to RCW 43.21 C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Kathy Lambert

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: City of Kirkland

Fire Districts: Redmond Fire District No. 34

Water Districts: Redmond Water District

Sewer Districts: Redmond Sewer District

School District: Lake Washington School District No. 414

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The City of Redmond proposes the addition of 20.5 acres, known as the Rose Hill Heights South Annexation. Redmond City Council adopted this annexation proposal in May of 2008. The City of Redmond reports that the annexation is based upon a petition by property owners seeking annexation in order to develop properties under City of Redmond regulations and to receive public services (e.g., sewer services) from Redmond. The area proposed for annexation includes both single-family homes and vacant land which is suitable for residential development.

The City of Redmond has invoked jurisdiction for the Rose Hill Heights South Annexation in order to ensure an opportunity for citizens to participate in an independent public review of the proposed annexation at a public hearing before the Boundary Review Board.

The Rose Hill Heights South Annexation site is located on the western side of the City of Redmond. The site is surrounded by the City of Redmond on its eastern boundary (133rd Avenue NE - if extended; 134th Avenue NE), northern boundary (generally follows NE ZSth Place - if extended), and southern boundary (NE Z0th Street). The site is bounded on the west by 132nd Avenue NE. The City of Kirkland lies west of 132nd Avenue NE.

The Rose Hill Heights South unincorporated area is included in the "Annexation Element" of the City of Redmond Comprehensive Plan and is located within the Redmond Potential Annexation Area. The proposed action is consistent with City of Redmond Comprehensive Plan policies addressing annexation, including those provisions which call for inclusion of urban areas and provision of services (e.g., A-44 - A53; LU 378; LU-379; LU-380; LU-383, LU-386; LU-394).

The Rose Hill Heights South annexation is also consistent with a Subarea Plan for this portion of Redmond's Potential Annexation Area. The City of Redmond has planned for growth at urban densities and has designated this area for Moderate Residential Use (6 units per acre). Presently there are 47 parcels developed with single-family homes and six vacant parcels suitable for future residences.

The City of Redmond reports that the Rose Hill Heights South Annexation is consistent with the State Growth Management Act provisions (e.g., RCW 36.70.A.21 O.3.b.) calling for incorporation of territory and establishing cities as the appropriate jurisdiction to govern urban areas.

The proposal is reportedly also consistent with King County Comprehensive Plan/Countywide Planning Policies for annexation. For example, the Rose Hill Heights South Annexation is reported to address King County policies that call for contiguous orderly growth of local jurisdictions and for local services to urban areas (e.g., Comprehensive Plan: U-304, U-208, U-301, U-304.). The King County Countywide Planning Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31, LU-32, LU-33).

The City of Redmond reports that the proposed Rose Hill Heights South annexation is consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). More specifically, RCW 36.93.180 requires that annexations be evaluated with respect to nine objectives. In this application, the City of Redmond has stated that several key objectives have been identified as being potentially relevant for specific consideration.

For example, City of Redmond officials report that Rose Hill Heights South annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods as this area is linked to Redmond by social fabric (e.g., similar land uses, shared community gathering areas, roadways) and by natural/built geographic features (e.g., access routes).

This annexation would also reportedly be consistent with Objective 2 which calls for the use of physical boundaries. The site is bounded by the City of Redmond and by 132nd Avenue NE.

Further, the annexation would be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4/7, which call for the achievement of reasonable boundaries for a jurisdiction. Local residents are seeking annexation in order that all services and land use regulations affecting their area may be efficiently coordinated by a single local government unit.

Similarly, the City reports that this annexation would be consistent with Objective 8, which calls for inclusion of urban areas within municipalities.

The City of Redmond is prepared to provide Rose Hill Heights South properties with development review, environmental review (including evaluation and regulation of environmentally sensitive areas, storm water/flood management.), and will provide general administrative services to the annexation area. For example, the City's Critical Areas Ordinance regulates critical areas, describes permitted and prohibited uses, and establishes permit processes for environmentally sensitive areas

The City of Redmond will directly provide police service and fire service (Redmond Fire District No 34) to the Rose Hill Heights South Annexation properties.

The City of Redmond will provide the Rose Hill Heights South properties with utility services. For example, the City currently provides water services to the Rose Hill Heights South properties and will continue to do so. With annexation, the City will also make sewer services available (upon property owner request) to the Rose Hill Heights South Area - the majority of Rose Hill Heights South Area properties are currently on septic systems.

Rose Hill Heights South Area residents would have access to schools in the Redmond School District. Redmond libraries, parks, and recreation facilities would be available to residents of the area. Law and justice services and human services would, similarly, be provided to the citizens of Rose Hill Heights

South.

City of Redmond officials report that the Rose Hill Heights South Annexation is not expected to have a significant impact on cost and adequacy of services, finances, debt structure or rights of other governmental units. Upon annexation, property owners will assume their share of the regular and special levy rate of the City. More specifically, at annexation, the City would receive revenue in the amount of \$28,611 per year from property taxes, as well as utility tax revenue, and revenue from a variety of other taxes. The City anticipates only a modest increase in expenditures for providing facilities and services in the Annexation Area in a manner equivalent to levels of service provided to citizens of the existing City of

Redmond.

The City looks forward to providing governance and service to the citizens of the Rose Hill Heights South Area.